



**TRADITIONAL DETACHED COTTAGE**

**KITCHEN/DINER**

**FAMILY BATHROOM**

**ON-STREET PARKING**

**SPACIOUS LOUNGE**

**TWO DOUBLE BEDROOMS**

**GARDENS TO SIDE AND REAR**

**GAS CENTRAL HEATING/DOUBLE GLAZING**



**10 Cobden Street**  
Alva, FK12 5AA

**OFFERS OVER**  
**£155,990**

## Entrance

Access to the property via white UPVC door with decorative glazing panels. Leading to:

## Entrance Hallway

Welcoming entrance hallway with access to the lounge, kitchen/diner and stairs to upper level.

## Lounge

16' 6" x 12' 2" (5.03m x 3.71m)

Spacious lounge to the front of the property with views towards the Ochil Hills.

## Kitchen/Diner

19' 3" x 11' 5" (5.86m x 3.48m)

Generous sized kitchen/diner overlooking the side of the property with a good range of dark wood effect wall and base units, breakfast bar with wine cooler and free-standing gas range cooker with chimney style extractor fan above. Fridge/freezer, dishwasher and space for automatic washing machine and table and chairs. Storage cupboard and door giving access to the garden.

## Upper Hallway

With storage cupboard, giving access to bedrooms and family bathroom.

## Master Bedroom

11' 11" x 9' 5" (3.63m x 2.87m)

Good size master bedroom overlooking the rear of the property with views towards the Ochil Hills and ample room for free-standing furniture.

## Bedroom 2

19' 4" x 9' 1" (5.89m x 2.77m)

Second double bedroom that has been partitioned to provide a further third bedroom. Two double glazed windows with views of the Ochil Hills and ample room for free-standing furniture.

## Family Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

Fully tiled with white three piece suite and shower off gas mains over bath.

**Gardens** Fully enclosed side garden laid with timber decking and garden borders with water feature and rockery. Covered pergola with chiminea and a further area to the rear laid with paving slabs with a wooden garden shed with lighting.



## Parking

The property benefits from on-street parking.

## Heating & Glazing

The property benefits from gas central heating and is fully double glazed throughout.

## Included Extras

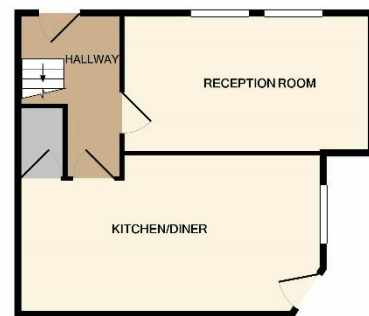
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, curtains and curtain poles, blinds, light fittings. Free-standing range cooker and extractor fan above, dishwasher and fridge/freezer in the kitchen. Wooden garden shed and chiminea in the garden.

## Home Report

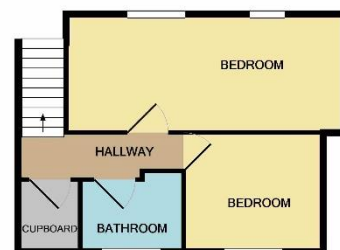
To view the Home Report for this property search; packdetails

Reference HP: 657873

Postcode: FK12 5AA



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 6/2021